

SCITUATE PLANNING BOARD MINUTES December 5, 2013

Members Present: William Limbacher, Chairman; Stephen Pritchard, Vice Chairman; Robert Vogel and Robert Greene, Alternate Member.

Members Absent: Richard Taylor, Clerk and Eric Mercer.

Others Present: Ms. Laura Harbottle, Town Planner.

See Sign-in List for names of others present at this meeting.

Location of meeting: Selectmen's Hearing Room, Town Hall.

Chairman Limbacher called the meeting to order at 7:43 P.M. The meeting was being audio recorded. The meeting was being recorded for airing on the local cable television station.

Documents

- 12/5/13 Planning Board Amended Agenda

ACCEPTANCE OF AGENDA: Mr. Vogel moved to accept the agenda. Mr. Pritchard seconded the motion and the vote was unanimous in favor.

Continued Public Hearing – Accessory Dwelling Special Permit – 37 Otis Road

Assessor's Map/Block/Lot 40/05/19

Applicant/Owner: Charles P. Welch and Jacqueline E. Boudreau

Documents

- Floor plan for the accessory dwelling for 37 Otis Road received 10/29/13

Chairman Limbacher indicated this was a continued hearing from 11/24/13 and there would need to be a unanimous vote as only 4 members are present and a 4/5 vote is needed for the special permit. Mr. Welch indicated that at the last meeting there was concern on the size and dimensions. Mr. Welch handed out the measured inside dimensions which were submitted to the Board on 10/29/13. Ms. Boudreau indicated that these were the interior dimensions upstairs for the accessory unit. Ms. Harbottle indicated that based on these drawings, the square footage of the accessory dwelling would not be a concern as it is less than the maximum allowed of 750 sq. ft. Chairman Limbacher confirmed with the applicants that nothing had changed from their original application. Ms. Harbottle indicated the approval should be tied to the submitted sketch and the applicant will need to obtain a building permit.

Mr. Pritchard read the Findings of fact concerning the accessory dwelling at 37 Otis Road.

1. According to Town of Scituate Assessor's records, the property as 37 Otis Road is owned by Charles P. Welch & Jacqueline E. Boudreau.
2. On June 14, 2013, Mr. Welch & Ms. Boudreau applied for a special permit for a detached accessory dwelling above an existing garage at this property.
3. According to a sketch plan submitted by the applicants drawn to scale showing interior dimensions of the proposed accessory dwelling, the floor area will be 742 sq. ft. This is less than the 750 sq. ft. maximum in the bylaw, so the area requirements of 530.2F are met. The detached dwelling is also subordinate in size to the primary dwelling.

4. The property is located in the Residential R-3 zoning district. The lot area is 11,070 sq. ft. The existing footprint of the home is proposed to be unchanged. The existing dwelling has four bedrooms. The proposed accessory dwelling on the second floor of the detached garage will have two bedrooms.
5. The foundation plan shows a two car detached garage. There appears to be adequate space to provide two parking spaces for the accessory dwelling and ample parking for the primary dwelling. Should the accessory dwelling not be occupied by a family member, additional parking may be required.
6. Only one accessory dwelling is contained on the lot and it appears to be a separate housekeeping unit.
7. The proposed detached accessory dwelling appears to comply with required setback, yard requirements and building height requirements (26'-8") for a primary structure according to the as-built foundation plan and the application.
8. New exterior stairs to provide for primary or secondary means of access for the accessory dwelling are located on the side of the side of the detached garage complying with 530.2E of the bylaw.
9. The applicants have submitted a signed, notarized statement that they will live on the property.
10. The application meets the standards of Scituate Zoning Bylaw Section 530 for an Accessory Dwelling Special Permit.

Mr. Vogel moved the Findings of Fact as read. Mr. Greene seconded the motion. Motion was unanimously approved.

Mr. Pritchard read the proposed conditions for approval of the Accessory Dwelling Special Permit for 37 Otis Road:

1. The applicant shall meet all requirements of the Building Department, Board of Health, Department of Public Works, Fire Department, Water Department and other town agencies.
2. Except for any changes necessary to meet these conditions, any construction shall conform to plans entitled :
 - a. Proposed Accessory Dwelling The Welch Residence 37 Otis Road Scituate, MA dated 5/16/13 Sheet A-1 showing First Floor Plan, Second Floor Plan, Side Elevation and Front Elevation;
 - b. Foundation As-Built Plan 37 Otis Road dated 2/6/13 by Morse Engineering Co., Inc. for applicant Chuck Welch.
 - c. A sketch plan provided by the applicants showing interior dimensions of the accessory dwelling
3. The property at 37 Otis Road shall contain a maximum of two dwelling units, the existing dwelling and the accessory dwelling as proposed. The footprint, number of bedrooms and/or

square footage shall not be increased without prior approval of the Planning Board. The number of bedrooms in the detached accessory dwelling is limited to two.

4. The owner of the property shall reside on the property as long as it contains an accessory dwelling unit.
5. The Planning Board will require an on-site inspection for conformance to the approved plans and these conditions prior to a Certificate of Occupancy being issued for the accessory dwelling.
6. No on-street parking shall be permitted at any time. Construction vehicles/equipment shall not idle, nor be parked, stored, loaded or unloaded in the street.
7. Prior to filing for a Building Permit, the applicant should provide a site plan showing where the driveway has been constructed and where additional parking would be located in the event someone purchases the property who will not have a family member in the apartment.
8. This Special Permit shall be void if it is not recorded at the Registry of Deeds within 90 days of the date of filing with the Town Clerk. The owner shall provide proof of this recording to the Planning Board.
9. This Special Permit shall lapse within two years from the date of its issuance unless substantial use or construction has commenced prior to that time in accordance with MGL Chapter 40A, Section 9.
10. The Planning Board reserves the right to review compliance with this special permit at any time. This Special Permit shall terminate if the use is not in accordance with this decision and its conditions.
11. At the request of the Planning Board, an affidavit shall be provided that either the primary or accessory unit is owner occupied.
12. At each transfer of ownership of the property, a new affidavit that the owner resides on the property shall be provided to the Planning Board within 30 days of the transfer.

Mr. Vogel moved to grant the Special Permit for 37 Otis Road with the conditions as read. Mr. Greene seconded the motion. Motion was unanimously approved.

Accounting

Documents

- PO # 1403505(\$440.00)

Mr. Pritchard moved to approve the requisition of \$ 440.00 to American Planning Association for 2014 membership dues for Laura Harbottle, AICP. Mr. Vogel seconded the motion. Motion was unanimously approved.

Site Plan Waiver – Inly School – 46 Watch Hill Drive
Assessor's Map/Block/Lot: 52/2/3

Applicant: Inly School

Documents

- Application for Site Plan Waiver received 11/22/13 with transmittal to departments.
- Comment from Director of Public Health to Town Planner dated 11/26/13.
- Email from Jennifer Sullivan Public Health Director

The applicant was not present. Ms. Harbottle indicated that the Inly School bought a house and garage a few years ago and converted the house to classrooms. They would like to convert the garage lower floor to a band room. The Board of Health checked the septic system and determined everything was good as they will not be increasing the number of students. Ms. Harbottle indicated the waiver can be approved. Mr. Pritchard inquired about fire safety. Ms. Harbottle indicated that could be a condition of approval.

Mr. Pritchard read the following motion: Move that the Planning Board finds the proposed site work or building work is minor in nature because there will be no increase in the students at the school, and to grant the site plan waiver for INLY School to convert an existing garage to a band room at 46 Watch Hill Drive with the following conditions:

1. Construction shall be limited to renovation of an existing garage currently accessed from Cornet Stetson Road for the purpose of conversion to a band practice room.
2. Construction shall comply with improvements shown on an elevation plan entitled the 3d View of the Inly School – Band Practice Classroom by Eck MacNeely Architects, inc. dated October 29, 2013 as provided in the application.
3. Construction must meet requirements of all town boards and departments.

Mr. Vogel moved the motion as stated with conditions. Mr. Greene seconded the motion. Motion was unanimously approved.

**Public Hearing – Definitive Subdivision Plan, Blanchard Farm, 40 Curtis Street
Assessor's Map/Block/Lot 26-1-4, 5, 6B, 7, 9R, 9S, 9T
Applicant/Owner: Blanchard Farm, LLC**

Documents

- Application for Definitive Subdivision for Blanchard Farm Estates received 10/10/13 with deed, purchase and sales agreement, stormwater calculations, filing and review fees, list of abutters, lot closure calculations and Definitive Subdivision Plans Sheets 1 – 11 by Morse Engineering Co., Inc. dated 10/10/13. Landscaping Plans Sheets 12 and 13 stamped by Scott T. Ridder, RLA dated 10/10/13 received 11/12/13. Operation and Maintenance Plans for Construction Phase and Post Construction Phase dated 10/21/13.
- Comment from DPW to Planning Board dated 11/15/13.
- Comment from Director of Public Health to Planning Board dated 11/19/13.
- Email from Al Bangert to Laura Harbottle dated 11/23/13.
- Peer review letter by Amory Engineers, P.C. dated 11/13/13.
- Recorded deed from Eleanor M. Blanchard Revocable Trust to Blanchard Farm, LLC.
- 12/3/13 Staff report for Definitive Plan – 40 Curtis Street

Chairman Limbacher opened the public hearing and indicated that the applicant, Blanchard Farms, LLC, will give an overview of the development, followed by comments from the Town Planner and the consulting engineer, then discussion by the Board and then comments from the public. Present for the applicant were Gregory Morse, project engineer; John Barry and John Tedeschi of Blanchard Farms, LLC and their attorney, Richard Henderson.

Mr. Morse said that the applicant would like to build 10 new single family homes off of a new cul-de-sac; the existing house at 40 Curtis St. would be retained. He said the Conservation Commission determined there were no wetlands, floodplains or tributaries on the 7.5 acre site. He said that Curtis Street is a public way that provides access and frontage for the existing 1898 historic home which will be retained on Lot 1. He indicated that the site is surrounded by residential properties and is in the R-2 and Water Resource Protection zoning districts. Mr. Morse said the property slopes from the high point at Curtis Street to the back corner at elevation 56. He indicated that a majority of the site is cleared and is actively farmed as a cornfield for a few months of the year. He said there is a service drive to the rear. He said there are residences to the east, south and west and a vacant field to the immediate north. He said soil testing was witnessed by the Board of Health who has reviewed and approved the development. He said that perc rates vary from 5 minutes to 60 minutes per inch, groundwater is 3 ft. below the surface and the soils are suitable for development. He indicated that the applicant held a meeting with neighbors and has incorporated some of their comments into the development proposal.

Mr. Morse said that the proposed development includes a 600 ft. long cul-de-sac off of Curtis Street. Each lot will have its own septic system and 4 percs were done on each lot. There will be a new 8" internally looped water system with 2 new hydrants. He said the electric line will be underground. He said that each lot will have drywells for roof drainage and there would be 3 areas for the road drainage. The first is an underground system near Curtis Street for the first 100 ft. of road, the second is an infiltration basin at the south end of the site for the next 200 ft. of road and the third is a swale leading to a constructed wetland at the north end of the site.

Mr. Morse indicated that the profile meets the Board requirements with a 24 foot width of pavement. The road is relatively flat at the beginning and steepens in the middle to nearly 4.8% grade and flattens out at the end. He indicated they will be seeking a waiver for use of cape cod berm except at the entrance, and for drainage structures. Mr. Morse indicated that he will add a sight distance triangle to the drawings, but there is 200 ft. of sight distance available and is not an issue. He said there will be a 5 ft. sidewalk on one side of the road. He said Curtis Street has a sidewalk that is located on the opposite side of the road from the development. He indicated that there would be 4 ft. of fill through the curve of the road which would transition into the lots. He said homes on lots 2-5 would be conventional walk out to the first floor and lots 6-10 would have walk out lower basement levels.

Mr. Morse further described the drainage systems for the site. He said the first system at the front of the property will go to a stormceptor and then to subsurface chambers which will provide the infiltration credits for the site. He said no detention basin will be visible at the site entry. He said the second system is an infiltration basin that will drain within 72 hours through the bottom of the basin and also outlet to a level spreader. He indicated that in the existing conditions, water leaves the site in two locations and that is where the two level spreaders are proposed. He said the third system has a grass swale that leads to a sediment forebay of a constructed wetland which will be planted for nutrient removal as the site is in the Water Resource Protection District (WRPD). He said the water then goes to the infiltration portion of the basin where it infiltrates or is discharged

through the level spreader. He said that there is less runoff in the post condition and indicated that the existing condition is a barren site. Mr. Morse said they will submit an Operation and Maintenance Plan and Homeowner's Association documents for maintenance of the site. He indicated that a Landscape Plan by a Landscape Architect was submitted and it includes the plantings for the constructed wetland. He indicated that the comments from DPW and Board of Health can be addressed in the next submission.

Ms. Harbottle indicated that there will be waivers required for the development and the list should be provided. She said a waiver will be needed for the reduction of the cul-de-sac radius and that a diagram should be submitted to insure that a fire truck can navigate the cul-de-sac. She said the lots are generally 20,000 sq. ft. and could be expected to result in a fair amount of traffic on the lots, therefore the need for granite curb. She indicated that a good effort has been made to provide Low Impact Development drainage and infiltration will be good for the WRPD.

Ms. Harbottle indicated she was concerned about the amount of fill being brought in for the project. She indicated that the volume of fill proposed to be added will complicate the drainage and that Lot 10 will have about 6 ft. of fill in places. She expressed concern about the back side of Lots 6-10 having steep slopes to the back of the lots on Whittier Drive. She indicated that the consulting engineer would review the situation so that the properties will not receive more drainage. She said that the grading and drainage was about 5 ft. from the property line of Lot 8 on Whittier Drive and expressed concern about the level spreader being that close and how it would be accessed for maintenance. Ms. Harbottle expressed the same access concern for the Parcel A drainage at the constructed wetland. She said that since the site is mostly cleared that landscaping will be beneficial and that large existing trees on site should be preserved. She indicated that a waiver will be needed for the driveway on Lot 1 being too close to the proposed subdivision road and that the waivers need to show a public benefit will be provided.

Pat Brennan of Amory Engineers summarized his comments. Stopping sight distance and sight distance triangles should be shown on the plans, a waiver is needed for the cul-de-sac radius to be 84 ft. versus 100 ft., a waiver is needed for the new road to be within 65 ft. of an intersecting street and existing driveway, a waiver will be needed to not use granite curb throughout the development, a waiver will be needed to allow easements to be centered on lot lines as they are required to be on one side of a lot line, and 4 ft. of frost free material is needed under the road and extending out four feet on either side. Mr. Brennan also indicated that if cape cod berms are used, they must be constructed integrally with the binder and top courses of the pavement.

Mr. Brennan offered several comments on the stormwater system to include that time of concentration paths should be clearly identified, that the infiltration area at the entry should have 4 ft. of separation to groundwater and only 3 ft. is provided, that 2 ft. of separation from groundwater is required for roof drywells but the grading may change with more fill to meet the requirement, inspection ports are required on the subsurface infiltration system, more information is required to address the function of the level spreaders as they may have tail water effects into the basins, the Operations and Maintenance Plan should provide that Town of Scituate officials have access to the logs, the Fire Chief should be consulted about the location of the fire hydrants, bounds should be shown or a waiver requested and that grading should stay on the subdivision lot and not go on to the adjacent 50 foot frontage lot owned by the applicant.

Mr. Pritchard inquired if the road would be put up for street acceptance. Mr. Morse indicated it would and the width is the 24 foot required. He said they will seek a waiver from the granite curb

and are interested in seeking a waiver for a 20 foot wide road with 18" berms on both sides. Mr. Vogel was concerned about both the vertical and horizontal sight distance as there is a steep hill approaching the site. He said he was very concerned about a driveway being so close to the subdivision road and the slopes at the backs of Lots 6-10 adjacent to Whittier Drive homes. He wants the engineer to make sure that the runoff is not going to those lots faster as there will be a grass slope. He said during construction, the slope will need to be monitored to make sure the erosion control is effective.

Mr. Pritchard asked how the adjacent parcels drain. Mr. Morse said that from the high point at Curtis Street water drains to Whittier Drive. He said that on the other side of Whittier is a large wetland system. He indicated that the new road would serve as a trap putting water through the stormwater system so that there will be less runoff to the properties. He indicated that the driveway at the existing house will be relocated to the subdivision road. Mr. Vogel asked if the tree line would be the same as it was today or would it be cut back. Mr. Morse indicated it would be cutback adjacent to the Whittier lots and adjacent to the Curtis side lots.

Chairman Limbacher expressed concern about the difference in housing elevations on the Whittier side of the development. The homes on Whittier are not located and thus have no top of foundations. Mr. Vogel agreed as the basement relative to the first floor will be a concern with walk out basements on the proposed development. Mr. Greene expressed concern about the location of the septic system on Lot 7 in the rear yard. Mr. Morse said that it is going to be relocated to the front yard and all of the septic systems will be in the front yards.

Dave Mitchell of 52 Curtis Street was concerned about how the subsurface infiltration system at the front of the site will impact the existing maples adjacent to his lot. He said he does not want to see them disappear. Rick Connell of 45 Curtis Street was concerned about the added traffic and where the waterline will cross the street to reach the development. He said that he wants a smooth compacted trench in the road. Mr. Vogel said there will be a bond for the work. Mr. Morse said DPW has the final say in where the water line is located, but it will likely be 4 ft. to the right of utility pole 5.

Richard Stower of 40 Whittier Drive was concerned that drainage from the rear of the property will go to the rear of the Whittier properties. He believes it will be quite a bit of runoff coming off the slope and is very concerned about the post development runoff. He said that the Town has a catch basin in back of his property. He said he went to the previous meeting with the developers and expressed concern about mosquitos in the constructed wetland if it does not drain within 72 hours. He questions the safety of an open basin and mosquitos and wants the concerns addressed in the permitting stage as he does not believe it is moral for it to be pushed off for the Homeowners Association to be responsible for after construction. He also said that 7 -10 years ago the Town was very concerned about water usage and capacity. He asked what was being done about that and dredging of the Herring Brook Reservoir. John Clarkeson of the Water Resources Committee invited Mr. Stower to their meeting and indicated it was not the Planning Board's jurisdiction.

Mike Brennan of 18 Curtis Street said he owns the undeveloped lot to the north. He asked if any traffic studies were done as it is a busy street with a hill and the proposed road location is just beyond the apex and the DPW facility is located at the end of the road. He said fire trucks and DPW vehicles frequent the road to refuel. He said people speed up as they go up the hill and Orchard Road is also near the new road entry. He was also concerned about the runoff issues. He is concerned about the depth of groundwater being 3 feet in the back corner and a basin being

constructed there. He said the way his property slopes it goes to Curtis and Whittier. He said he has a problem with his basement and has a sump pump. He indicated that the neighbors have sump pumps. He said the test pits were dug in August when the groundwater was historically low. He is concerned about where the water will be dispersed and how access will be to the back basin. He said that the field has only been barren for 3 years and was a field prior to that. He said that it has only been intensely farmed in the last 2 years. He expressed concern about the soils and questioned how permeable the land really is. He said sandy loam is a generous description and it is more like loam rock clay.

Tom Quinn of 30 Whittier Drive asked about the waiver to reduce lot width and eliminate hardscape so there would be less water to drain. He asked if the houses could be pushed closer to the road if the waiver was granted. He said they will be looking at a "lighthouse" if they have walk out basements. Chairman Limbacher indicated that the houses will not move closer to the road as the right of way will remain unchanged. John Clarkeson, Chair of the Water Resources Committee, said that the committee reviewed the plan and had some comments. He indicated their mission was to protect the water resources in the Town and this project will have little or no impact. He indicated there was concern expressed about the runoff and they would like deed restrictions in the Homeowners Association for maintenance of the stormceptors and other drainage. He said the Homeowners Association should be prefunded for 2 to 3 years. He said the committee encourages use of low flow plumbing and would like to see a prohibition of inground sprinkler systems. Mr. Pritchard asked Mr. Clarkeson about the impact of the development on the overall capacity of the Town's water system. Mr. Clarkeson said the Town was at or near the limit of their water management act permit, but not likely to exceed it. He said there was not expected to be a demand beyond what the Town could handle.

Mr. Stower confirmed with the Board there would be no vote tonight. Chairman Limbacher indicated that there will be a new set of plans that will be peer reviewed. He said all issues will be addressed before a vote is taken. Mr. Morse responded to issues addressed by indicating that sight distance, speed along Curtis Street and the drainage basins will be addressed. He said comments from Mr. Stower were addressed and the vegetated buffer went from 20 to 30 feet. He said he heard the concern about the mosquitos and the DEP recommends low impact drainage like the constructed wetland which will have places to attract frogs and dragonflies. He said they will also have bat boxes. He said the pools in the constructed wetland are not required to drain. He said that soil testing was done throughout the summer by a registered soil evaluator and they didn't see groundwater, but seasonal high groundwater can be determined by the redoximorphic features or mottles present. He said there will be access to the basins through the grass areas that a track bobcat will be able to negotiate. He said he will provide cross sections from Whittier Dr. to the houses.

Chairman Limbacher indicated that the Homeowner's Association needs to be strengthened, a list of waivers must be submitted, maintenance of the existing tree buffer and the Mitchell trees must be addressed. He also asked how the level spreader would be maintained. Mr. Morse said it would be an annual visual inspection. Chairman Limbacher said that must be in the Homeowner's Association documents. Mr. Brennan said that there were several trees by the subsurface infiltration area due to existing rocks. Mr. Vogel said he would like specimen trees to be saved. Alice Bowker of 470 Country Way asked if there were 2 driveways onto Country Way. Mr. Morse said that the project proposes none.

Chairman Limbacher asked Ms. Harbottle for a continuance date. She indicated February 13. John Barry said his engineer said that there may be an opening on January 23 and he would like to be in

front of the Board then. Chairman Limbacher indicated that the February 13 date was made with consideration of all the projects before the Board.

Mr. Pritchard moved to accept the applicant's request to continue the public hearings for the Definitive Subdivision Plan Hearing for Blanchard Farm Estates at 40 Curtis Street until February 13, 2014 at 8:45 pm. Mr. Vogel seconded the motion. Motion was unanimously approved.

**Continued Public Hearing and Scenic Road Public Hearing – 305 Country Way
Flexible Open Space Special Permit & Definitive Subdivision Plan & Scenic Road
Assessor's Map/Block/Lot 37-2-2 & 37-8-13R
Applicants/Owners: Douglas Sheerin/Kristen DeGaravilla**

Documents

- Request for continuance and extension of time dated 12/3/13

Chairman Limbacher asked for a motion for continuance for 305 Country Way. John Clarkeson initiated a process question on the motion of continuance for 305 Country Way. He said sometime between November and now the tributary issue on 305 Country Way was resolved and he thought there was to be a joint review. Ms. Harbottle indicated that not all of the members hearing this application are present. Chairman Limbacher indicated all the meetings have been continued to a date certain and sometimes there are immediate continuances at those dates. He said the tributary was given more than due diligence. Ms. Harbottle indicated that Mr. Clarkeson was not at the meeting (October 10, 2013) when the applicant's consultants were present to discuss the tributary. Mr. Clarkeson said the Water Resource Committee is very disappointed and he was sorry he did not quite understand the continuance process.

No testimony or evidence was taken.

Mr. Pritchard moved to accept the applicant's request to continue the public hearings for the Definitive Subdivision Plan, Flexible Open Space Special Permit and Scenic Road/Public Shade Tree Hearing for White Ash Farm Lane at 305 Country Way until January 9, 2014 at 8:30 pm and for an extension of time for action until February 21, 2014. Mr. Vogel seconded the motion. Motion was unanimously approved.

**Form A – 254 Beaver Dam Road
Assessor's Map/Block/Lot: 38/5/20 & 21
Applicant: Patricia Wallace Bailey
Owner: Glenna Wallace c/o US Trust, Jim Webber, Tr.**

Documents

- Application and Plan of Land in Scituate, MA showing a subdivision of Parcels 38-5-20 & 21 Lots 1,8 & D4 on Land Court Plans 7667C, E & F 254 Beaver Dam Road by Morse Engineering Co., Inc. dated 11/11/13.

Gregory Morse, P.E. was present for the applicant. He said that this plan creates a new lot from an existing lot that has excess lot area. He said the new lot is all upland and complies with the minimum frontage. Chairman Limbacher asked if everything conformed. Mr. Morse said the buildings were existing nonconforming. Ms. Harbottle said the lots have frontage and access. She

said the plan will be stamped to say endorsement does not imply conformance with zoning as the cottage does not comply with setbacks.

Mr. Pritchard moved to endorse, as approval under the Subdivision Control Law not required a Plan of Land in the Town of Scituate, MA stamped by William J. McGovern, Professional Land Surveyor of Morse Engineering Co., Inc. for applicant Patricia Wallace Bailey and owner Glenna Wallace dated November 11, 2013 as the division of land is not a subdivision because every lot shown on the plan has access and frontage as required by the Scituate Zoning Bylaw on the public way of Beaver Dam Road. Mr. Vogel seconded the motion. Motion was unanimously approved.

Form A – 135 Old Oaken Bucket Road

Assessor's Map/Block/Lot: 47-1-44

Applicant/Owner: Steven Mooney Popes Pond Cranberry Co., Inc.

Documents

- Application and Plan of Land in Scituate, MA 135 Old Oaken Bucket Road by Ross Engineering Co., Inc. dated 10/11/13.
- Comment from Water Division dated 12/2/13.

Paul Mirabito P.L.S. was present for the applicant. He said that this plan represented changing of lot lines for a plan submitted 6 or 7 years ago. He said the owner wants to build houses so they will take part of lot 2 and put it with the bog. Mr. Mirabito said there would be 5 lots. Ms. Harbottle said most of the land area of the lot is not buildable, but Conservation has approved a plan. Mr. Pritchard confirmed the plan is just cutting out some upland and giving it to another lot. Ms. Harbottle said the lot has frontage and access.

Mr. Pritchard moved to endorse, as approval under the Subdivision Control Law not required, a Plan of Land in the Town of Scituate, MA stamped by Paul J. Mirabito, Professional Land Surveyor of Ross Engineering Co., Inc. for applicant Popes Pond Cranberry Co. Inc. dated October 11, 2013 as the division of land is not a subdivision because every lot shown on the plan has access and frontage as required by the Scituate Zoning Bylaw on the public way of Old Oaken Bucket Road. Mr. Greene seconded the motion. Motion was unanimously approved.

Liaison Reports

Mr. Pritchard said that he and Chairman Limbacher were at the EDC meeting on December 4, 2013 when the MAPC's planner and subconsultant presented what they found in the market study. He said no recommendations were made. He said the study found that there was very little undevelopable land for development in Scituate and virtually none along Route 3A. He said the study did not consider 3A for additional development. The study focused on the villages of North Scituate, Greenbush, the Harbor and Humarock for development opportunities with Humarock as very limited. Mr. Pritchard said the study found the 3 components of the economy in Scituate are maritime, tourism and local retail. He said the maps they presented show Scituate as very isolated with most development in the region centered along Route 3. He said they focused the study on the 3 areas besides Humarock and found there could be incremental commercial growth, but no big project was likely to occur to drive economic development. They presented several concepts, one being that Greenbush needs a center and perhaps there is a way to bring one in near the MBTA parcel and create a gateway to the Harbor. He said the study conceptually recommended that tourism could expand to possibly include day beach passes and a destination resort with a hotel at

Widow's Walk. He said they found the largest economic sector to be a combination of health care, education and social services. He said the study will be presented to the Board of Selectmen at their December 17 meeting. Mr. Pritchard said input from MAPC should be obtained for the Greenbush area and changes to the Village Business Overlay District. He said timing for town meeting could be an issue. Ms. Harbottle said that maybe some of the data could go on the website after the Selectmen's meeting to help prospective development. Mr. Pritchard said they indicated that Scituate will need to be marketed as a destination and he believes an investment in target marketing would be worthwhile. Mr. Vogel suggested that if data is going to be placed on the website, it should be refined and not just the raw data. Mr. Pritchard said a map with 1, 3 and 5 mile radii was shown that shows destinations outside Scituate are easier to reach. Ms. Harbottle said that mixed use development could better maximize assessed property values. Mr. Pritchard said that the study found that 84% of homes in Scituate are single family and the trend is toward condos and apartments. He said the two MBTA stations are the biggest assets for the Town.

Town Planner Report

Ms. Harbottle distributed the Hingham Medical Marijuana bylaw and indicated it had some good security requirements. She indicated she was working on the budget for next year which will likely be level funded. She indicated that she may need help with FEMA grants if all the projects applied for are approved. She indicated the Board does have some money in the present budget for technical assistance. She said it may be useful to have some graphic work done for the Village Business Overlay District. She said the Board has a tremendously busy schedule and that interviews for the consulting engineers are becoming hard to schedule. Chairman Limbacher suggested adding an extra meeting to interview consulting engineers. Ms. Harbottle suggested the Board may want to do a site visit on 40 Curtis Street. The Board said they preferred earlier in the day.

Mr. Pritchard asked about access to the wireless network as a guest.

Old Business and New Business

Documents

- Town Planner Staff Report dated 12/3/13 for 12/5/13 Accessory Dwelling, Site Plan Waiver, Form A Plans.

These items were distributed to the Board electronically.

Mr. Vogel moved to adjourn the meeting at 9:55 p.m. Mr. Pritchard seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Richard Taylor, Clerk
12-19-13
Date Approved